

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, NOVEMBER 14, 2001**

**UNAPPROVED DRAFT**  
**Completed 1/16/02**

PRESENT: Walter L. Alcorn, Commissioner At-Large  
John R. Byers, Mount Vernon District  
Joan M. DuBois, Dranesville District  
Janet R. Hall, Mason District  
John B. Kelso, Lee District  
Ronald W. Koch, Sully District  
Ilryong Moon, Commissioner At Large  
Peter F. Murphy, Jr., Springfield District  
John M. Palatiello, Hunter Mill District  
Linda Q. Smyth, Providence District  
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Suzanne F. Harsel, Braddock District

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The meeting was called to order at 7:32 p.m. by Chairman Peter F. Murphy, Jr.

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**COUNTYWIDE TRAILS PLAN WORKSHOP**

A workshop was held on Out-of-Turn Plan Amendment, S99-CW-2TR (Countywide Trails Plan), scheduled for public hearing before the Planning Commission on January 16, 2002. Presentations were made by Ann Bennett, Chairman, Non-motorized Transportation (Trails) Committee, David Marshall, Chief, Facilities Planning Branch, Department of Planning and Zoning, and George Barker, Chairman, Transportation Advisory Commission, followed by a question and answer period.

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**COMMISSION MATTERS**

Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION FURTHER DEFER THE DECISION ONLY ON ZONING ORDINANCE AMENDMENT (DRY CLEANERS) TO A DATE CERTAIN OF DECEMBER 12, 2001.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

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Commissioner Alcorn announced that the Development Criteria Review Committee would meet on Thursday, November 15, 2001, at 7:00 p.m. in the Board Conference Room.

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Commissioner Palatiello MOVED THAT THE PUBLIC HEARING ON CSP-1999-HM-037, TST WATERVIEW I, AND TST WOODLAND, BE DEFERRED TO A DATE CERTAIN OF DECEMBER 5, 2001.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

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S00-CW-2CP - OUT-OF-TURN PLAN AMENDMENT (Decision Only)

(The public hearing on this item was held on November 7, 2001. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS ADOPT OUT-OF-TURN PLAN AMENDMENT S00-CW-2CP AS CONTAINED IN THE STAFF REPORT AND AS MODIFIED BY THE MEMORANDUM PREPARED BY STAFF DATED NOVEMBER 9, 2001.

Commissioners Kelso and Hall seconded the motion which carried by a vote of 8-0-3 with Commissioners Alcorn, Smyth and Wilson abstaining; Commissioner Harsel absent from the meeting.

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FS-P01-49 - VERIZON WIRELESS - 2600 Park Tower Drive

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY VERIZON WIRELESS FOR THE BUILDING LOCATED AT 2600 PARK TOWER DRIVE, IS IN CONFORMANCE WITH RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

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SE-01-Y-026 - RGK REAL ESTATE DEVELOPMENT LLC (Decision Only)

(The public hearing on this application was held on November 8, 2001. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-01-Y-026, SUBJECT TO THE DEVELOPMENT CONDITIONS REVISED NOVEMBER 14, 2001.

Commissioner Kelso seconded the motion which carried by a vote of 8-0-3 with Commissioners Byers, DuBois and Wilson abstaining; Commissioner Harsel absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE WAIVER OF THE MINIMUM LOT SIZE REQUIREMENT.

Commissioner Kelso seconded the motion which carried by a vote of 8-0-3 with Commissioners Byers, DuBois and Wilson abstaining; Commissioner Harsel absent from the meeting.

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FS-L01-55 - WMATA - 4001 Augustine Street

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY, FS-L01-55, PROPOSED BY THE WASHINGTON METROPOLITAN TRANSIT AUTHORITY, FOR THE EXISTING RADIO TOWER LOCATED AT 4001 AUGUSTINE STREET, IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Koch and Palatiello not present for the vote; Commissioner Harsel absent from the meeting.

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ORDER OF THE AGENDA

Secretary Harsel set the following order for the agenda:

1. PCA-96-L-005-2 - SPRINGFIELD CAMPUS LLC
2. RZ/FDP-2001-DR-014 - PROPERTY PROFESSIONALS, INC.

This order was accepted without objection.

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PCA-96-L-005-2 - SPRINGFIELD CAMPUS LLC - Appl. to amend the proffers for the portion of RZ-96-L-005 previously approved for housing for the elderly & a medical care facility at a density of 13.0 du/ac in order to modify the commitment for ADUs on property located on the W. side of Hampton Creek Way at its intersection w/Spring Village Dr. on approx. 78.41 ac. zoned R-3. Comp. Plan Rec: 2-3 du/ac w/an option for housing for the elderly. Tax Map 90-1((1))63 pt. & 64. LEE DISTRICT. PUBLIC HEARING.

Lynne Strobel, Esquire, with Walsh, Colucci, Stackhouse, Emrich & Lubeley, reaffirmed the affidavit dated September 8, 2001. There were no disclosures by Commission members.

Mr. Peter Braham, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the application.

Ms. Strobel explained that this application was basically a housekeeping item to reflect existing conditions. She added that the applicant had already met the affordable dwelling unit (ADU) requirements even though the project was only 40 percent complete. She noted that the application had the support of the Redevelopment and Housing Authority, staff and the Lee District Land Use Advisory Committee.

Ms. Strobel, Mr. Daniel O'Brien, with Erickson Retirement Communities LLC, and Mr. Braham responded to questions from Commissioners Wilson, Palatiello, Hall, Alcorn and Byers regarding administration of the ADU program, both currently and in 1996 when the rezoning of the subject property took place.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There being no further comments or questions from the Commission or closing staff remarks, he closed the public hearing and recognized Commissioner Kelso for action on this case. (A verbatim transcript is in the date file.)

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Commissioner Kelso MOVED (TO RECOMMEND) THAT PCA-96-L-005-2, SPRINGFIELD CAMPUS, LLC, BE APPROVED, SUBJECT TO THE DRAFT PROFFERS CONTAINED IN APPENDIX 1.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

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RZ/FDP-2001-DR-014 - PROPERTY PROFESSIONALS, INC. - Appls.  
to rezone from R-1 to PDH-2 to permit residential development at a  
density of 1.43 du/ac & approval of the conceptual & final development  
plans on property located approx. 800 ft. SW of Leesburg Pike at the N.  
terminus of Hidden Hill La. on approx. 11.19 ac. Comp. Plan Rec: 1-2  
du/ac. Tax Map 28-2 ((1))5 & 7; 28-2((6))A1. DRANESVILLE  
DISTRICT. PUBLIC HEARING.

Ms. Sara Kroll, with Land Design Consultants, Inc., agent for the applicant, reaffirmed the affidavit dated October 1, 2001. There were no disclosures by Commission members.

Ms. Mary Ann Godfrey, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Ms. Kroll explained that two private homes currently existed on the subject property and were accessed from Trap Road. She added that the applicant proposed 16 homes at a density of 1.43 dwelling units per acre (du/ac) under the PDH-2 District. She said that the development would have public streets with sidewalks on both sides and would preserve the environmentally sensitive land along the northern property boundary. Ms. Kroll stated that the limits of clearing had been expanded to include a 15-foot tree preservation area for the majority of the common boundary with the Wolf Trap Woods Subdivision and that, at the request of adjacent residents, Parcel C had been added to the plan. She noted that the applicant had applied for a waiver of a stormwater detention facility to allow preservation of 41 percent of the site in undisturbed open space. She said that the new homes would be accepted into the Wolf Trap Woods Homeowners Association (WTWHOA) and would conform to the architectural guidelines of the existing community. She pointed out that the applicant was a local builder with 14 years of experience in Fairfax County. Ms. Kroll spoke about the applicant's outreach efforts and explained how the proffers had been amended to address staff's concerns with regard to off-site improvements, limits of clearing on the south, minimum yards and site peripheral setbacks, a tree preservation survey along lots abutting the EQC and off-site behind lots 6 and 7, architectural details, and a contribution for four benches and two picnic tables to be donated to the WTWHOA.

Chairman Murphy called the first listed speaker and recited the rules for public testimony.

Ms. Linda St. Germain, 1419 Trap Road, Vienna, spoke in opposition, citing incompatibility of architecture, destruction of trees, removal of wildlife habitat, and excessive water runoff.

Mr. Alan Eckert, 1419 Trap Road, Vienna, also opposed the application. He said the proposed lot sizes were too small. He expressed his concern for the loss of wildlife habitat and suggested that any open space provided by the applicant remain in an undisturbed state.

Commissioner Hall commented that lot size was only one of the things to be considered in determining compatibility. Mr. Eckert reiterated his opposition.

In response to questions from Commissioner Hall, Ms. Godfrey said she did not know the percentage of open space in the existing subdivision.

Ms. Pamela Losey, 1513 Snughill Court, Vienna, representing the WTWHOA, spoke in support of the application, including the applicant's request for a waiver of a stormwater detention pond. In reply to Commissioner Hall's previous question, she stated that Wolf Trap Woods included approximately 34 acres of open space.

Commissioner Alcorn estimated that that would make the percentage probably somewhere between 30 and 35 percent. Ms. Losey and Commissioner Hall agreed.

In response to questions from Commissioner Kelso, Ms. Losey explained that there were two architectural styles in her community -- contemporary in Wolf Den and colonial in Wolf Trap Woods.

In response to questions from Commissioner Smyth, Ms. Losey confirmed that the new homes would be welcomed into the existing HOA.

Mr. John Lewis, 9108 Cricklewood Court, Vienna, also spoke in support of the application. He commented on the applicant's willingness to work with citizens in the area.

In response to questions from Commissioner Alcorn, Mr. Lewis stated that he was aware that traffic from the new subdivision would be entering and exiting through the existing one.

There being no further speakers, Chairman Murphy called upon Ms. Kroll for a rebuttal statement.

Ms. Kroll reiterated the applicant's efforts to address the concerns expressed by citizens, noting that the applicant had requested a PDH District in order to preserve as much open space as possible. She added that the contemporary architectural review committee would oversee the new subdivision.

In response to questions from Commissioner Palatiello, Mr. Godfrey confirmed that a stormwater detention waiver was currently under review by the Department of Public Works and Environmental Services.

In response to questions from Commissioner Smyth, Ms. Kroll stated that the tree preservation proffer had been drafted with the assistance of the Urban Forestry Branch and that a bond to ensure survival and/or replacement of the trees was not being proposed at this time.

In response to questions from Commissioner DuBois, Ms. Kroll confirmed that the dotted line on the area map of the subject property in the staff report indicated the existing driveway. She added that utilities for the new subdivision would be routed down that right-of-way in order to save trees.

There being no further comments or questions from the Commission and Ms Godfrey having no closing staff remarks, Chairman Murphy closed the public hearing and recognized Commissioner DuBois for action on this case. (A verbatim transcript is in the date file.)

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Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF RZ-2001-DR-014 AND THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED NOVEMBER 14, 2001.

Commissioners Hall and Byers seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF FDP-2001-DR-014, SUBJECT TO THE BOARD'S APPROVAL OF RZ-2001-DR-014 AND THE CONCEPTUAL DEVELOPMENT PLAN AND THE ATTACHED DEVELOPMENT CONDITIONS DATED NOVEMBER 14, 2001.

Commissioners Hall and Byers seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

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The meeting was adjourned at 10:41 p.m.

Peter F. Murphy, Jr., Chairman

Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Gloria L. Watkins

Approved on:

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Mary A. Pascoe, Clerk to the  
Fairfax County Planning Commission